



Robertson Way, Sapley HUNTINGDON
£435,000 **Freehold**

**Sharman
Quinney**

Key Features



- Fully owned solar panels
- Close to local amenities
- Double Garage and Driveway
- Spacious Kitchen/Diner
- Five Bedrooms

The property is ideally suited to modern family living, with the ground floor centred around a superb kitchen/breakfast room spanning the rear of the home, providing an excellent social space for everyday family life and entertaining. Further accommodation includes a generous living room, separate dining room, utility room and cloakroom.

To the first floor are three well-proportioned bedrooms, including a guest bedroom with en-suite shower room, together with a contemporary family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, featuring a dressing room and private en-suite, creating a luxurious retreat away from the rest of the home.

This home also features a fully owned, premium

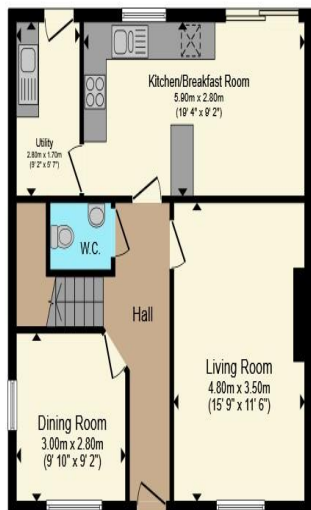


16-panel solar array and a substantial 9.3kWh Fox ESS battery storage system, fundamentally changing how the property consumes utilities. Between April and September, the system generates the vast majority of the home's electrical needs for free. During the winter, the high-capacity battery allows the owner to load up on cheap, off-peak electricity overnight, completely bypassing expensive daytime rates. When triangulated with the home's efficient gas heating and cooking, the setup is a financial powerhouse-the cash income generated from exporting excess summer solar to the grid effectively covers the cost of the annual gas usage, making the property exceptionally cheap to run year-round.

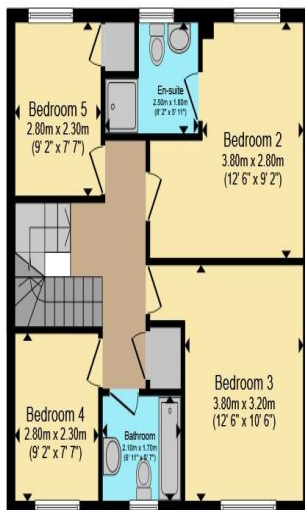
Externally, the property benefits from a double garage and driveway parking, whilst being conveniently located for local amenities, schools, countryside walks and excellent transport links into Huntingdon town centre and towards the A14, Cambridge and Peterborough.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

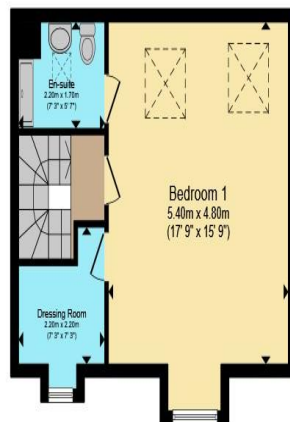




Ground Floor



First Floor



Second Floor



Garage

Total floor area 190.1 m² (2,046 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01480 271214

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home valuation.

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100869 - 0003

